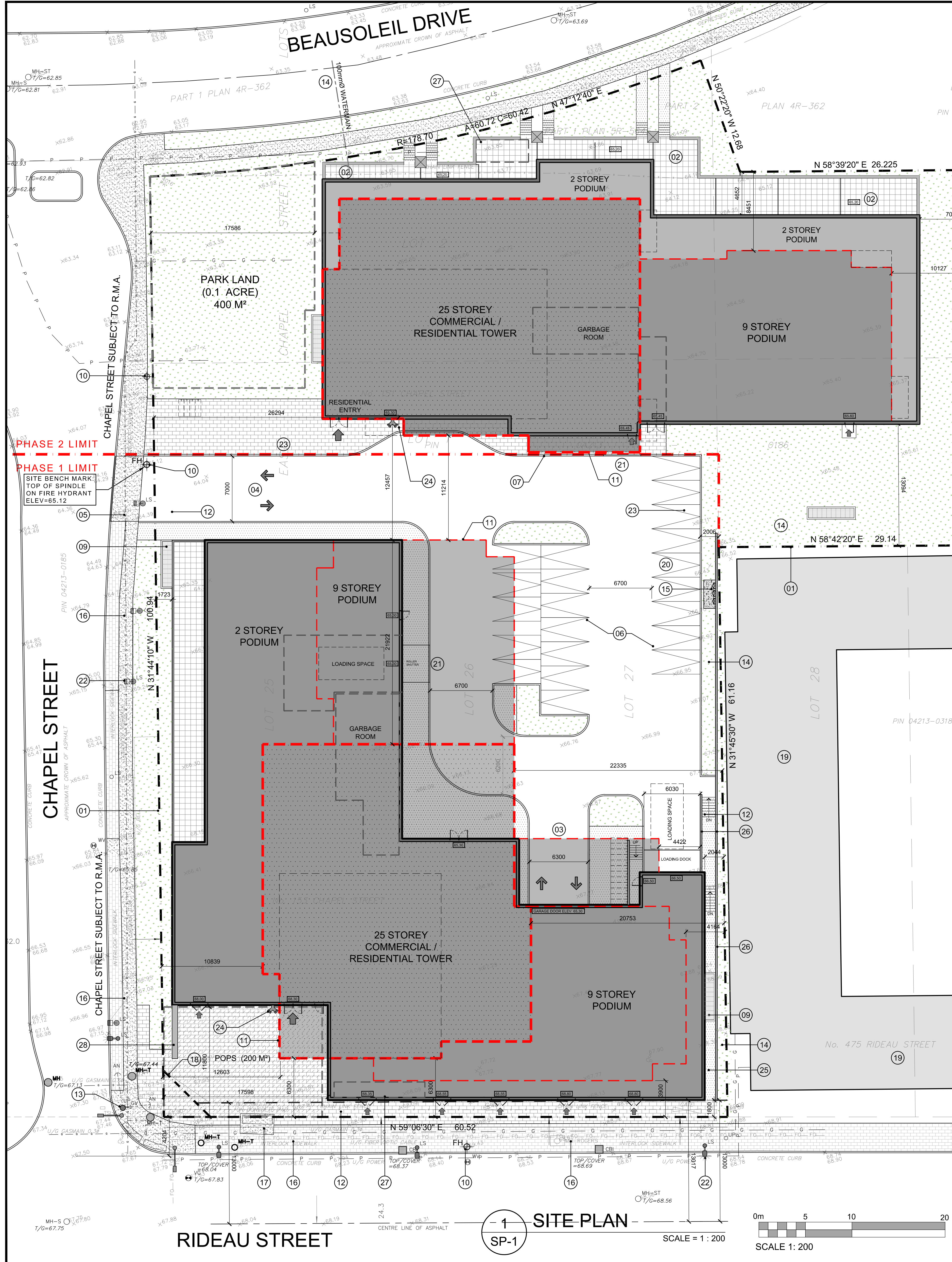




KEY MAP

DRAWING NOTES

- 1 PROPERTY LINE
- 2 RAISED PATIO AT GROUND LEVEL. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- 3 PARKING GARAGE ENTRY DRIVEWAY / RAMP WITH TRENCH DRAIN
- 4 2 WAY DRIVEWAY TO EXTERIOR PARKING LOT / GARBAGE LOADING AREA
- 5 DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
- 6 COMMERCIAL / VISITOR ASPHALT PARKING LOT
- 7 150mm BARRIER CURB
- 8 BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
- 9 AIR INTAKE / EXHAUST GRILL
- 10 EXISTING FIRE HYDRANT RELOCATED IF REQUIRED
- 11 OUTLINE OF BUILDING ABOVE
- 12 OUTLINE OF UNDERGROUND PARKING LEVELS
- 13 EXISTING UTILITY POLE
- 14 SOFT LANDSCAPING - SEE LANDSCAPE PLAN
- 15 GAS REGULATOR / METER EQUIPMENT AREA
- 16 EXISTING SIDEWALK WITH STREET CURB
- 17 EXISTING BUS STOP
- 18 5.0 x 5.0 M SITE TRIANGLE
- 19 EX. 2 STOREY BUILDING ON ADJACENT PROPERTY
- 20 STANDARD PARKING SPACE 2.6 x 5.2 M
- 21 DEPRESSED CURB AND WALK
- 22 EXISTING STREET LIGHT
- 23 PASSENGER DROP OFF / PICK UP
- 24 WALKWAY WITH STEPS, HANDRAIL AS REQUIRED
- 25 CAST IN PLACE CONCRETE RETAINING WALL
- 26 CISTERN LOCATION IN PARKING LEVELS
- 27 RAISED RETAINING WALL AS SEAT HEIGHT

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN of
LOTS 25, 26 AND 27
(NORTH RIDEAU STREET)
LOTS 1, 2 AND PART OF LOT 3
(EAST CHAPEL STREET)
PART OF LOTS 1, 2 AND 3
(WEST AUGUSTA STREET)
REGISTERED PLAN 43586
CITY OF OTTAWA

PROJECT DEVELOPER

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PROJECT STATISTICS - PHASE 1

BUILDING HEIGHT	94.0 M
AVERAGE MEAN GRADE (GEO. ELEV.)	66.70
GROSS BUILDING - AREAS (CITY OF OTTAWA'S DEFINITION)	
P2 PARKING LEVEL	N/A
P1 PARKING LEVEL	N/A
LOWER - BASEMENT (COURTYARD)	N/A
UPPER - GROUND FLOOR (STREET)	1,465.4 sq. m. (15,774) sq. ft.
MEZZANINE LEVEL	797.1 sq. m. (8,550) sq. ft.
2nd FLOOR	1,040.8 sq. m. (11,202) sq. ft.
3rd to 9th FLOOR	7 x 1,397.5 sq. m. 7 x (15,043) sq. ft.
10th FLOOR	604.0 sq. m. (6,502) sq. ft.
11th to 25th FLOOR	15 x 751.4 sq. m. 15 x (8,089) sq. ft.
MECHANICAL FLOOR	N/A
TOTAL AREA	24,961.1 sq. m. (268,679) sq. ft.

UNIT STATISTICS

STUDIO UNIT	30
1 BEDROOM UNIT	100
1 BEDROOM + DEN UNIT	46
2 BEDROOM UNIT	102
2 BEDROOM + DEN UNIT	37
TOTAL	315

AMENITY AREA

COMMERCIAL RETAIL	855.0 sq. m. (9,203) sq. ft.
AMENITY AREA	
2nd FLOOR AMENITY ROOM - COMMUNAL	346.5 sq. m.
2nd FLOOR EXTERIOR DECK - COMMUNAL	414.6 sq. m.
10th FLOOR EXTERIOR DECK - COMMUNAL	495.7 sq. m.
DECKS - PRIVATE	266.0 sq. m.
BALCONIES - PRIVATE	649.7 sq. m.
TOTAL	2,172.5 sq. m.
TOTAL COMMUNAL	1,256.8 sq. m.
REQUIRED (315 UNITS X 6 m²) = 1,890 sq. m.	
REQUIRED COMMUNAL @ 50% = 945 sq. m.	

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (316 UNITS) (AFTER 12 UNITS)	152
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
COMMERCIAL RETAIL (SEE FOOD AREA & CONVENIENCE STORE)	- NOT REQUIRED FOR UNITS UNDER 500m² G.F.A.	0
TOTAL		182

PROVIDED

RESIDENCE	- 0.57 PER UNIT	240
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
COMMERCIAL RETAIL	- 2.5 PER 100m² OF G.F.A. AFTER 150m²	9
TOTAL		279

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (316 UNITS)	158
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	3
TOTAL		161

PROVIDED

EXTERIOR	12
UNDERGROUND PARKING LEVEL	160
TOTAL	172

PROJECT INFORMATION

ZONING	TM(2339) F(6.0) S354
SITE AREA	7,568.9 sq. m. (81,471) sq. ft.
SITE AREA - PHASE 1	4,361.8 sq. m. (46,304) sq. ft.
SITE AREA - PHASE 2	3,287.1 sq. m. (35,167) sq. ft.
BUILDING HEIGHT	AS PER SCHEDULE S354 94.0 M
DENSITY	45,413.4 sq. m. (488,920) sq. ft.
AMENITY SPACE (6.0m² PER UNIT) 633	3,799 sq. m. (40,560) sq. ft.

PROJECT STATISTICS - PHASE 2

BUILDING HEIGHT	94.0 M
AVERAGE MEAN GRADE (GEO. ELEV.)	64.50
GROSS BUILDING - AREAS (CITY OF OTTAWA'S DEFINITION)	
PARKING LEVELS	N/A
GROUND FLOOR	606.1 sq. m. (6,524) sq. ft.
2nd FLOOR	1,080.9 sq. m. (11,639) sq. ft.
3rd to 9th FLOOR	7 x 1,076.3 sq. m. 7 x (11,588) sq. ft.
10th FLOOR	594.0 sq. m. (6,400) sq. ft.
11th to 25th FLOOR	15 x 707.0 sq. m. 15 x (7,610) sq. ft.
MECHANICAL FLOOR	N/A
TOTAL AREA	20,420.6 sq. m. (219,808) sq. ft.

UNIT STATISTICS

STUDIO UNIT	30
1 BEDROOM UNIT	100
1 BEDROOM + DEN UNIT	46
2 BEDROOM UNIT	102
2 BEDROOM + DEN UNIT	37
TOTAL	318

AMENITY AREA

AT GARDE EXTERIOR - COMMUNAL	300.0 sq. m.
1st FLOOR AMENITY ROOM - COMMUNAL	356.0 sq. m.
10th FLOOR AMENITY ROOM - COMMUNAL	95.0 sq. m.
10th FLOOR EXTERIOR DECK - COMMUNAL	540.0 sq. m.
DECKS - PRIVATE	494.0 sq. m.
BALCONIES - PRIVATE	652.0 sq. m.
TOTAL	2,437.0 sq. m.
TOTAL COMMUNAL	1,291.0 sq. m.
REQUIRED (318 UNITS X 6 m²) = 1,908 sq. m.	
REQUIRED COMMUNAL @ 50% = 954 sq. m.	

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (318 UNITS) (AFTER 12 UNITS)	159
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
TOTAL		189

PROVIDED

RESIDENCE	- 0.57 PER UNIT	168
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
TOTAL		198

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (318 UNITS)	159
TOTAL		159

PROVIDED

EXTERIOR	4
UNDERGROUND PARKING LEVEL	160
TOTAL	164

LOT COVERAGE

PAVED SURFACE =	1,363.2 sq. m.	18.01%
PH 1 BUILDING FOOTPRINT =	2,001.9 sq. m.	26.45%
PH 2 BUILDING FOOTPRINT =	1,557.7 sq. m.	20.58%
LANDSCAPE OPEN SPACE =	2,046.2 sq. m.	27.04%
PARK LAND SPACE =	400.0 sq. m.	5.28%
POPS =	200.0 sq. m.	2.64%
TOTAL =	7,568.9 sq. m.	100.0%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

ISSUED FOR SPC ROUNDOFF #1 COMMENTS	July 30, 19
ISSUED FOR REVISED SPC	Apr. 11, 19
ISSUED FOR CLIENT REVIEW	Apr. 04, 19
No. DESCRIPTION	DATE

REVISIONS:



SEAL DATE: STAMP DATE

CLIENT:



ARCHITECT:

rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

151 CHAPEL STREET
RIDEAU @ CHAPEL

OTTAWA

ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN:

RV

SCALE:

1:200

PROJECT No.

1833

CHECKED:

J.S.

SHEET No.

SP-1